

CITY of FAIRFIELD

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	91,600
Annual Single-Family Units Permitted (1996-98, Avg.):	390
Annual Multi-Family Units Permitted (1996-98, Avg.):	134
Total Annual Residential Units Permitted (1996-98, Avg.):	524

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	N	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	Y	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	Y
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	N	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	Y	<input type="checkbox"/> 17. Fire Service Fees	-
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	Y	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	N	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	Y	<input checked="" type="checkbox"/> 20. School District Fees	Y
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	Y	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	Y	<input checked="" type="checkbox"/> 22. Community / Capital Facility Fees	Y
<input type="checkbox"/> 10. Electricity / Gas Connection Fees	-	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	N
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	N	<input checked="" type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	N
<input type="checkbox"/> 12. Storm Drainage Connection Fees	-	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	-
<input checked="" type="checkbox"/> 13. Water Connection Fees	Y	<input checked="" type="checkbox"/> 26. Special Assessment District Fees	Y

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	at City Council discretion
Affordable Housing Fee Waiver	at City Council discretion
Senior Housing Fee Reduction	at City Council discretion
Senior Housing Fee Waiver	at City Council discretion

Fee Types Reduced or Waived: any fee for aff. or sr. hsg can be reduced or waived at City Council Discretion

iv. Use of Mello-Roos in this Jurisdiction:

single-family	> 75%
multi-family	> 75%

v. Nexus Reports

-Dev't Impact Fee Nexus Study (1995) - traffic, pub facil's, urb. des, parks
-various Development Impact Fee Task Force Reports (1995)

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of Model in this Jurisdiction:	Central Fairfield Oliver Road @ Woodcreek Drive
iii. Expected Environmental Assessment Determination:	Mitigated Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street, curb, gutter, sidewalk, st. trees, st. lights, landscaping, utility undergrounding; bus stops, traffic lights, & soundwalls based on site
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, sidewalks, st. trees, st. lights, full infrastructure & undergrounding, landscaped frontyards
-Common Amenities / Open Space:	-discretionary negotiation with developer
-Project Management Requirements:	-Conditions of Approval; HOA's often required
-Typical Reporting:	-geotechnical, wetlands & habitat assessment; all others conditional upon site

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	65.00
Private Garage Valuation Price per Sq. Ft.	65.00
Total Valuation per Unit	188,500
Total Valuation per 25 Unit Subdivision Model	4,712,500

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		2,346
Zone Change Application Fee	flat		2,822
Planned Unit Development Fee	flat		1,461
Architectural Plan Check Fee	40% of Bldg Plan Check (3 @ 388/model)		1,164
Tentative Map Fee	2840 flat + 5/unit		2,965
Final Map Fee	636 flat + 3/unit		711
Design Review Permit / Fee	flat		1,815
General Plan Cost Recovery Program	flat per unit	66	1,650
Environmental Assessment / Neg Dec Fee	flat		1,035
Subtotal Planning Fees			15,969

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1,492	37,300
Building Plan Check Fee (models)	65% of Bldg Permit	970 x 3 models	2,910
Landscape Plan Check Fee	flat per unit	35	875
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	18.85	471
Electrical Permit Fee	flat 15 + 3 / 100 sf	102	2,550
Plumbing Permit Fee	flat 15+ 2 / 100 sf	78	1,950
Mechanical Permit Fee	flat 22 + 2 / 100 sf	80	2,000
Plan Retention Fee	1 / sheet per model	30 x 3	90
Subtotal Plan Check, Permit & Inspection Fees			48,146

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District Impact Fee	1.65 / sf	4785 (incl. both house and garage)	119,625
City - Sanitary Sewer Connection Fee	flat per unit	5,943	148,575
City - Water Connection Fee	flat per unit	3,798	100,600
City - Water Meter & Box Fee	flat per unit	226	5,650
City - Quimby Park Fee	per unit / formula	816	20,400
City - Local Traffic Impact Fee	flat per sf	2,183	54,575
City - Public Facilities Fee	flat per sf	1,013	25,325
City - Park and Recreation Fee	per 1 bdrm + add'l bdrms	2,151	53,775
City - Park Facilities Fee	flat per sf	1,263	31,575
City - County Facilities Fee	flat per unit	2,343	58,575
City - Urban Design Fee	flat per unit	81	2,025
City - License Tax	flat per unit	2,399	59,975
Subtotal Infrastructure, Impact & District Fees			680,675

ix. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	744,790
Total Fees per Unit (total from above / 25 units)	29,792

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction?

Yes

ii. Expected Location of Model in this Jurisdiction:

Central Fairfield
Oliver Road @ Waterman Boulevard

iii. Expected Environmental Assessment Determination:

Categorical Exemption

iv. Typical Jurisdictional Requirements for this Model:

-Site Improvements	-match current neighborhood infrastructural standards
-Typical Reporting	-conditional upon site

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	65.00
Private Garage Valuation Price per Sq. Ft.	65.00
Total Valuation per Model	188,500

vi. Planning Fees:

Type / Fee Calculation	Per Unit	Fee Amount
Architectural Plan Check Fee	40% of Bldg Plan Check	388
Design Review Permit / Fee	per unit	105
General Plan Cost Recovery Program	per unit	66
Environmental Assessment / Neg Dec Fee	flat	498
Subtotal Planning Fees		1,057

vii. Plan Check, Permit & Inspection Fees

Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1,492
Building Plan Check Fee (models)	65% of Bldg Permit	970
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	19
Electrical Permit Fee	flat 15 + 3 / 100 sf	102
Plumbing Permit Fee	flat 15+ 2 / 100 sf	78
Mechanical Permit Fee	flat 22 + 2 / 100 sf	80
Plan Retention Fee	1 / sheet per model	15
Subtotal Plan Check, Permit & Inspection Fees		2,756

viii. Infrastructure, Impact and District Fees

Type / Fee Calculation	Per Unit	Fee Amount
School District	1.65 / sf	4785 (incl. both house and garage)
County Facilities Fee	flat per unit	2,343
City - Quimby Park Fee	per unit / formula	816
City - Sanitary Sewer Connection Fee	flat per unit	5,943
City - Water Connection Fee	flat per unit	3,798
City - Water Meter & Box Fee	flat per unit	226
City - Local Traffic Impact Fee	flat per sf	2,183
City - Public Facilities Fee	flat per sf	1,013
City - Park and Recreation Fee	per 1 bdrm + add'l bdrms	2,151
City - Park Facilities Fee	flat per sf	1,263
City - Urban Design Fee	flat per unit	81
City - License Tax	flat per unit	2,399
Subtotal Infrastructure, Impact & District Fees		27,001

ix. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above)	30,814
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D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of Model in this Jurisdiction: Central Fairfield
Waterman Boulevard @ Capitola Drive

iii. Expected Environmental Assessment Determination: Mitigated Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street, curb, gutter, sidewalk, st. trees, st. lights, landscaping, utility undergrounding; bus stops, traffic lights, & soundwalls based on site
-Internal Site Improvements:	-no dedication of streets req'd; dedication of utility easements and infrastructure; curb, gutter, sidewalk, landscaping, communal parking areas, undergrounding
-Common Amenities / Open Space:	-laundry facilities, one small recreation facility (e.g., tot lot, basketball court), one large recreation facility (e.g., pool, rec building, tennis court), and 40% open space
-Project Management Requirements:	-Conditions of Approval; management agreement, on-site manager
-Typical Reporting:	-geotechnical, wetlands & habitat assessment; all others conditional upon site

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	65.00
Private Garage Valuation Price per Sq. Ft.	65.00
Total Valuation per Unit	78,000
Total Valuation per 45 Unit Multi-Family Development Model	3,510,000

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		2,346
Zone Change Application Fee	flat		2,822
Planned Unit Development Fee	flat		1,461
Architectural Plan Check Fee	40% of Bldg Plan Check		5,574
Design Review Permit / Fee	flat		3,116
General Plan Cost Recovery Program	per unit	41	1,845
Environmental Assessment / Neg Dec Fee	flat		1,035
Subtotal Planning Fees			18,199

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	476 (based on 6 buildings x units/bldg)	21,439
Building Plan Check Fee (models)	65% of Bldg Permit		13,936
Landscape Plan Check Fee	per project	35	35
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n		351
Electrical Permit Fee	flat 15 + 3 / 100 sf	38	1,710
Plumbing Permit Fee	flat 15+ 2 / 100 sf	26.66	1,200
Mechanical Permit Fee	flat 22 + 2 / 100 sf	26.93	1,212
Plan Retention Fee	1 / sheet per model		30
Subtotal Plan Check, Permit & Inspection Fees			39,913

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District Impact Fee	1.65 / sf	1980 (incl. both unit and garage)	89,100
County Facilities Fee	flat per unit	2,031	91,395
City - Water Connection Fee	1st unit/bldg + per unit	(3798 x 6) + (2849 x 39)	133,899
City - Sanitary Sewer Connection Fee	1st unit/bldg + per unit	(5943 x 6) + (3566 x 39)	174,732
City - Water Meter & Box Fee	flat per unit	226	10,170
City - Local Traffic Impact Fee	flat per sf	1,507	67,815
City - Public Facilities Fee	flat per sf	537	24,165
City - Park and Recreation Fee	per 1 bdrm + add'l bdrms	1,449	65,205
City - Park Facilities Fee	flat per sf	1,119	50,355
City - Urban Design Fee	flat per unit	28	1,260
City - License Tax	flat per unit	1,726	77,670
Subtotal Infrastructure, Impact & District Fees			785,766

ix. Totals

Total Fees for 45 Unit Multi-Family Model (total of subtotals above)	843,878
Total Fees per Unit (total from above / 45 units)	18,753

Notes: Other substantial assessment district and infrastructure connection charges exist in this jurisdiction. These are not included in these case studies due to the location of the models within the jurisdiction.